

**FREESIA
STRATA PLAN BCS1903
1082 SEYMOUR STREET**

**MINUTES OF THE STRATA COUNCIL MEETING OF STRATA PLAN BCS1903,
FREESIA, HELD IN THE AMENITY ROOM AT 1082 SEYMOUR STREET,
VANCOUVER, BC ON THURSDAY, AUGUST 16TH, 2007 AT 6:00 P.M.**

IN ATTENDANCE:

Dan Bennett – President Konrad Shum – Vice-President
Andrew Lai – Treasurer Lisa Cheung

REPRESENTING RANCHO MANAGEMENT SERVICES (BC) LTD.:

Terry Li, Senior Property Manager

REGRETS:

Farzad Forooghian - Secretary Weng Lee

GUESTS:

Mr. François Gamache – Unit 1106

1. **CALL TO ORDER**

There being a quorum present, the Meeting was officially called to order at 6:30 p.m. by the Strata Council President, Mr. Dan Bennett.

2. **GUEST PRESENTER**

Mr. Gamache attended tonight's meeting to have Council consider the removal of the interior wall for the sun room. Mr. Gamache noted that this wall is most likely not a load bearing wall and would like the wall removed to increase the living space. Mr. Gamache also had various other renovation requests. Council thanked Mr. Gamache for attending the meeting and noted that a letter will be issued to him. Mr. Gamache then left the meeting.

3. **APPROVAL OF PREVIOUS MEETING MINUTES**

Strata Council reviewed the Council Meeting minutes of June 18th, 2007. After discussion, it was **MOVED, SECONDED, and CARRIED** to approve the Meeting minutes as presented.

4. **COMMITTEE REPORTS**

a) **Bylaw Committee:**

Rancho presented to Strata Council a copy of the commercial bylaws limiting the type of commercial units that could be operated in the Freesia complex. The purpose is to prevent businesses such as adult entertainment stores, cabarets, nightclubs, etc. to open in the building. Council members noted that this bylaw amendment will be proposed at the upcoming Annual General Meeting along with

4. **COMMITTEE REPORTS – CONT'D**

a) **Bylaw Committee – Cont'd:**

the proposed bylaws for Owners approval.

b) **Finance Committee:**

The Finance Committee, headed by the Treasurer, Mr. Andrew Lai, reviewed the draft budget with Council members present. The budget accounts for a large increase due to the Developer's budget made around two years ago which was insufficient. To operate a building without a concierge and building supervisor will lead to long term mismanagement of the complex. The new budget accounts for various new categories including building supervisor, dryer vent cleaning and increases in actual expenditures in utilities. Council reviewed the budget in length and after discussion; it was **MOVED, SECONDED** and **CARRIED** to approve of the draft budget for presentation to Owners at the upcoming Annual General Meeting. The budget will call for an increase of approximately 25%. The current shortfall of approximately \$50,000 will be handled by a special levy which will average out to approximately \$270 per unit. Council will discuss the budget further at the next Council meeting. Council thanked the Finance Committee for their continued efforts.

The Treasurer also reviewed the June 30th and July 31st, 2007 financial statements in detail. After discussion, it was **MOVED, SECONDED** and **CARRIED** to approve the June 30th and July 31st, 2007 financial statements as presented.

c) **Deficiency Committee:**

The Deficiency Committee met with representatives from Magellen Development (20/20) Inc. The Deficiency Committee spoke about issues pertaining to air conditioning in the lobby, the TV lounge not completed, and the exercise room not being complete to the satisfaction of Council. The Developer has noted that a response in writing will be issued shortly. Other than these items, the deficiency list is now almost complete. However, there are still a few mechanical deficiencies that remain incomplete. These mechanical deficiencies will also be monitored at length for a resolution.

Council Members thanked the Bylaw, Finance and Deficiency Committees for their continued efforts.

5. **BUSINESS ARISING FROM PREVIOUS MINUTES/MANAGEMENT REPORT**

a) **Garden Plots – Seventh Floor:**

Rancho noted that the Deficiency Committee held a meeting with representatives from Magellen Development (20/20) Inc. A response will be received in writing as to how the garden plots will be handled in the near future. In the meantime, Rancho has approached a gardener who might be interested in having a revenue sharing program where the gardener would use the plots to produce and sell produce to supermarkets with a portion of the revenue going back to the Strata Corporation. Rancho will arrange a meeting with the gardener and wait for a letter from the Developer before making recommendations to Council.

5. **BUSINESS ARISING FROM PREVIOUS MINUTES/MANAGEMENT REPORT – CONT'D**

b) **Alternative Gas Supplier:**

The previous meeting with the gas supplier was cancelled because of the change of Council meeting. Rancho will have the alternative provider attend the next meeting instead.

c) **Hot Water Issue:**

Rancho informed Strata Council that the problem with the hot water is almost resolved. A new recirculation pump along with a larger capacity boiler has been installed as part of the hot water system in the building. However, there remains to be a few issues with cold water. Council thanked the Deficiency Committee for continuing to monitor the situation. Memos will be posted as more updates arise.

6. **NEW BUSINESS**

There was no new business discussed.

7. **CORRESPONDENCE**

Strata Council reviewed the correspondence received and instructed Rancho on how to respond. Owners are encouraged to write Strata Council c/o Rancho Management on Strata Council matters.

Correspondence should be mailed to #701-1190 Hornby St., Vancouver, BC, V6Z 2K5, faxed to 604-684-1956, e-mailed to tli@ranchogroup.com, or left for the Property Manager at the Concierge desk.

All Owners who wish the Strata Council to review correspondence should submit their correspondence to Rancho's office by no later than 9:00 a.m. the Thursday morning before each Council Meeting. Any correspondence received after this date will be reviewed at a subsequent meeting.

8. **NEXT MEETING**

The next Meeting will be a Budget Meeting, and has been scheduled for **Monday, September 17th, 2007** at 6:00 p.m. in the Amenity Room located at 1082 Seymour Street Vancouver, BC. The Annual General Meeting has been tentatively scheduled for October 29th, 2007. Official notices will be issued 20 days in advance.

9. **TERMINATION OF MEETING**

There being no further business to discuss, it was **MOVED, SECONDED, and CARRIED** to terminate the meeting at 8:00 p.m.

Respectfully submitted,



Terry Li, Senior Property Manager
Rancho Management Services (B.C.) Ltd.
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Agents for Strata Plan BCS1903
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EMERGENCY PROCEDURES

(After regular hours)

If you have a building emergency after regular hours, please call Rancho's number at 604 684-4508, which is a 24 hour emergency number, and you will receive instructions on how to contact the answering service operator. Upon doing so, give brief details to the answering service operator. Please note that emergencies include: fires, broken water pipes, stuck elevators, no hot water, stuck garage door and other emergency situations. Please note that we will take no action on any emergency unless we have first talked to the person placing the call. Break and enter and/or vandalism to your automobile or suite should be reported to the Police Department.